

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING

MINUTES

January 22, 2019
1:31 p.m.
Council Chamber

PRESENT

Elected Officials

Mayor M. Morden
Councillor J. Dueck
Councillor K. Duncan
Councillor C. Meadus
Councillor G. Robson
Councillor R. Svendsen
Councillor A. Yousef

Appointed Staff

P. Gill, Chief Administrative Officer
K. Swift, General Manager Parks, Recreation & Culture
F. Quinn, General Manager Public Works and Development Services
L. Benson, Director of Corporate Administration
T. Thompson, Chief Financial Officer
C. Goddard, Manager of Development and Environmental Services

Other Staff as Required

B. Elliott, Manager of Community Planning
C. Chan, Planner 1
D. Hall, Planner 2
A. Kopystynski, Planner 2

1. CALL TO ORDER

Acting Mayor Gordy Robson called the meeting to order at 1:31 pm. The Corporate Officer advised on the procedural rules for the meeting.

2. ADOPTION AND RECEIPT OF MINUTES

2.1 Minutes of the Committee of the Whole Meeting of December 4, 2018

It was moved and seconded

That the minutes of the December 4, 2018 Committee of the Whole Meeting be adopted.

CARRIED

3. **DELEGATIONS/STAFF PRESENTATIONS**

3.1 **Community Benefits of Direct Fibre Optics**

- Ron Ramsey, Riding Representative, Canadians for Safe Technology

Ron Ramsey and Ted Archibald, representing Canadians for Safe Technology (C4ST) gave a Power Point presentation providing the following:

- the group's purpose is to advocate for biologically-based safety standards for wireless technologies
- the core issues with "Wireless" and "5G" technologies
- Electrohypersensitivity (EHS): a medical condition which is anticipated to worsen with new 5G technology
- the air around us is "leased" to telecom companies
- the medical affects of electrohypersensitivity and other health affects of those living in proximities closer than 500 meters to cell towers
- the benefits/downsides of direct FTTP technology of fibre/5G wireless
- C4ST's largest concern is with the antiquated Safety Code 6, a 35 year old regulation, which ignores the current health issues noted with wireless technologies
- fully support fibre optics via direct FTTP and oppose Fibre/5G
- C4ST requested that Council form a task force to examine viability of direct FTTP fibre to premises, to adopt precautionary principles, and consider a meeting with Dr. Anthony Miller to better understand the issue

4. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

Note: The following items have been numbered to correspond with the Council Agenda:

1101 **2018-489-RZ, 20278 and 20292 Patterson Avenue, RS-1 to RM-2**

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7523-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit a four storey apartment building with approximately 82 units be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

C. Chan, Planner 1, gave a Power Point presentation providing the following information:

- Application Information

- Subject Map
- Official Community Plan Context and Hammond Area Plan (2017)
- Neighbourhood Plan Context and Transportation Plan
- Site Characteristics
- Development Proposal and medium density multi-family designation of the Hammond Area Plan
- Proposed Site Plan
- Staff recommendation and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999

Questions from Council included:

- the notification process to residents
- the timeframe for the TransLink B-Line and the Lougheed Corridor Transit Study
- the design covenant previously on the property
- affordable housing component

It was moved and seconded

That the staff report dated January 22, 2019 titled “First Reading Zone Amending Bylaw No. 7523-2018, 20278 and 20292 Patterson Avenue” be forward to the Council meeting of January 29, 2019.

CARRIED

1102 2019-001-RZ, 24440 128 Avenue, RS-3 to RS-2

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7528-2019 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit a future subdivision of 6 lots be given first reading and that the applicant provide further information as described on Schedules A, B and F of the Development Procedures Bylaw No. 5879-1999 along with the information required for a Subdivision application.

D. Hall, Planner 2, gave a Power Point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal from RS3 to RS2
- Proposed Site Plan

- Terms and Conditions

It was moved and seconded

That the staff report dated January 22, 2019 titled “First Reading, Zone Amending Bylaw No. 7528-2019, 2440 128 Avenue” be forwarded to the Council Meeting of January 29, 2019.

CARRIED

1103 2018-335-RZ, 12010 232 Street and 23223 Dewdney Trunk Road, C-1, RS-1 to C-2

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7501-2018 to rezone from C-1 (Neighbourhood Commercial) and RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit a mixed use commercial development approximately 742m² in size be given first reading and that the applicant provide further information as described on Schedules A, C, D, E, F and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

C. Goddard, Manager of Development and Environmental Services, gave a Power Point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Proposed Site Plan
- Terms and Conditions

It was moved and seconded

That the staff report dated January 22, 2019 titled “First Reading, Zone Amending Bylaw No. 7501-2018, 12010 232 Street and 23223 Dewdney Trunk Road” be forwarded to the Council Meeting of January 29, 2019.

CARRIED

1104 2018-217-RZ, 11070 Lockwood Street, 24984, 25024 and 25038 112 Avenue, RS-3 to RS-1b

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7519-2018 to rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit a subdivision of approximately 86 single family lots no less than 371m² in size be given first reading and that the applicant provide further information as described on Schedules A, B, E, F, G and J of the Development Procedures Bylaw No. 5879-1999 along with the information required for a Subdivision application.

C. Chan, Planner 1, gave a Power Point presentation providing the following information:

- Introduction
- Subject properties are located in North East Albion Area
- Development Proposal for LUS Concept Plan
- LUS Concept Planning Process
- LUS Concept Plan Consultation Process and Other Features
- Options for Council Consideration
- Background on land use and servicing assessments
- Development Proposal
- Options for Alternative Recommendations
- Terms and Conditions: Staff Recommended Options
- Applicant Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Proposed Site Plan

During the introduction of the item, Acting Mayor Robson left the meeting at 2:20pm and returned at 2:21pm.

Questions from Council included:

- services required for the area, including sewer
- timeframe for land use assessment and public consultation

It was moved and seconded

That the staff report dated January 22, 2019 titled “First Reading, Zone Amending Bylaw No. 7519-2018, 11070 Lockwood Street, 24984, 25038 112 Avenue, and North East Albion Land Use and Servicing Concept Planning Process” be forwarded to the Council Meeting of January 29, 2019.

CARRIED

1105 2018-408-RZ, 13160 236 Street, RS-2 to R-1

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7527-2019 to rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District) in order to permit a 5 lot subdivision be given first reading and that the applicant provide further information as described on Schedules A, B, F, G & J of the Development Procedures Bylaw No. 5879-1999 along with the information required for a Subdivision application.

D. Hall, Planner 2, gave a Power Point presentation providing the following information:

- Applicant Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Proposed Site Plan
- Terms and Conditions

It was moved and seconded

That the staff report dated January 22, 2019 titled “First Reading, Zone Amending Bylaw No. 7527-2019, 13160 236 Street” be forwarded to the Council Meeting of January 29, 2019.

CARRIED

1106 2017-461-RZ, 11641 227 Street, RS-1 to RM-2

Staff report dated January 22, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7525-2018 to amend the Conservation Boundary and to amend the Low Rise Apartment land use designation to permit a 6 storey development be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7401-2017 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit the future construction of two residential apartment buildings with approximately 153 residential units be amended as identified in the staff report dated January 22, 2019, be given second reading and be forwarded to Public Hearing, and that Maple Ridge Housing Agreement Bylaw 7524-2018 be given first and second readings.

C. Goddard, Manager of Development and Environmental Services, gave a Power Point presentation providing the following information:

- Applicant Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal, to include 16 rental units over two buildings through a housing agreement
- Site Plan
- Perspective Vignettes, Elevations, Landscape Plan, Proposed Public Access
- Site Plan
- Terms and Conditions

It was moved and seconded

That the staff report dated January 22, 2019 titled “First and Second Reading, Official Community Plan Amending Bylaw No. 7525-2018; Second Reading Zone Amending Bylaw No. 7401-2017; First and Second Reading Housing Agreement Bylaw No. 7524-2018; 11641 227 Street” be forwarded to the Council Meeting of January 29, 2019.

It was moved and seconded

That Council proceed with the Committee of the Whole meeting and staff to advise Workshop meeting live stream that the Workshop meeting will commence immediately following the close of Committee of the Whole.

CARRIED

The question on the foregoing motion was then put and CARRIED.

1107 2017-390-RZ, 23084 and 23100 Lougheed Highway, RS-3 to RM-4

Staff report dated January 22, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7499-2018 to revise the boundary between Conservation and Urban Residential to fit site conditions be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7442-2018 to rezone from RS-3 (One Family Rural Residential) to RM-4 (Multiple Family Residential District) to permit a future project with approximately 30 townhouses be given second reading and be forwarded to Public Hearing.

It was moved and seconded

That the staff report dated January 22, 2019 titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7499-2018; Second Reading Zone Amending Bylaw No. 7442-2018; 23084 and 23100 Lougheed Highway" be forwarded to the Council Meeting of January 29, 2019.

CARRIED

1108 2017-074-RZ, 20383 Ospring Street, RS-1 to R-1

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7315-2017 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a future subdivision of 2 lots be given second reading and be forwarded to Public Hearing.

It was moved and seconded

That the staff report dated January 22, 2019 titled "Second Reading, Zone Amending Bylaw No. 315-2017; 20383 Ospring Street" be forwarded to the Council Meeting of January 29, 2019.

CARRIED

1109 2017-283-DVP, 11352 230 Street

Staff report dated January 22, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-283-DVP respecting property located at 11352 230 Street.

It was moved and seconded

That the staff report dated January 22, 2019 titled "Development Variance Permit 11352 230 Street" be forwarded to the Council Meeting of January 29, 2019.

CARRIED

1110 2017-221-DP, 22032 119 Avenue

Staff report dated January 22, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-221-DP respecting property located at 22032 119 Avenue.

It was moved and seconded

That the staff report dated January 22, 2019 titled "Form and Character Development Permit 22032 119 Avenue" be forwarded to the Council Meeting of January 29, 2019.

CARRIED

Councillor Duncan declared conflict of interest noting she lives on one of the subject properties and left the meeting at 3:09pm.

1111 2019-010-DP, 11352 230 Street, 11295, 11280 & 11300 Pazarena Place

Staff report dated January 22, 2019 recommending that the Corporate Officer be authorized to sign the Cancellation of Charges Application to discharge the notice of previously issued development permits 2015-297-DP and 2015-297-DVP from the properties outlined in the staff report dated January 22, 2019.

It was moved and seconded

That the staff report dated January 22, 2019 titled “Development Permit Cancellation of Notation 11352 230 Street, 11295, 11280 and 11300 Pazarena Place, City Parkland and remnant lot (Fortis SROW) each without a property address” be forwarded to the Council Meeting of January 29, 2019.

CARRIED

Councillor Duncan returned to the meeting at 3:10pm.

1112 Latecomer Agreement LC 159/18, 24895 Smith Avenue

Staff report dated January 22, 2019 recommending that the cost to provide the excess or extended services at 24895 Smith Avenue is excessive to the municipality and the cost to provide these services shall be paid by the owners of the land being subdivided and that Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 159/18 with the subdivider of the lands at 24895 Smith Avenue.

Acting Mayor Robson left the meeting at 3:12pm and returned at 3:13pm.

It was moved and seconded

That the staff report dated January 22, 2019 titled “Latecomer Agreement LC 159/18” be forwarded to the Council Meeting of January 29, 2019.

CARRIED

1113 Latecomer Agreement LC 164/18, 13660, 13702 and 13783 232 Street

Staff report dated January 22, 2019 recommending that the cost to provide the excess or extended services at 13660, 13702 and 13738 232 Street is excessive to the municipality and the cost to provide these services shall be paid by the owners of the land being subdivided and that Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 164/18 with the subdivider of the lands at 13660, 13702 and 13738 232 Street.

It was moved and seconded

That the staff report dated January 22, 2019 titled "Latecomer Agreement LC 164/18" be forwarded to the Council Meeting of January 29, 2019.

CARRIED

1114 Latecomer Agreement LC 166/18, 11016, 11032 and 11038 240 Street

Staff report dated January 22, 2019 recommending that the cost to provide the excess or extended services at 11016, 11032 and 11038 240 Street is excessive to the municipality and the cost to provide these services shall be paid by the owners of the land being subdivided and that Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 166/18 with the subdivider of the lands at 11016, 11032 and 11038 240 Street.

It was moved and seconded

That the staff report dated January 22, 2019 titled "Latecomer Agreement LC 166/18" be forwarded to the Council Meeting of January 29, 2019.

CARRIED

5. CORPORATE SERVICES

1131 Partnering Agreement – Employment Land Investment Incentive Program

Staff report dated January 22, 2019 recommending that the Corporate Officer be authorized to execute Partnering Agreements as outlined in the staff report dated January 22, 2019.

D. Olivieri, Corporate Support Coordinator, gave a Power Point presentation providing the following information:

- background on the Employment Land Investment Incentive Program (ELIIP), a program intended to accelerate private investment and to attract new businesses and high value jobs to Maple Ridge
- 11 projects at stage where partnering agreements are required
- future reports pertaining to the approval of Revitalization Tax Exemptions to come in the fall

It was moved and seconded

That the staff report dated January 22, 2019 titled “Partnering Agreement – Employment Land Investment Incentive Program” be forwarded to the Council Meeting of January 29, 2019.

CARRIED

6. ***PARKS, RECREATION & CULTURE***

1151 **WHO Global Network for Age-friendly Cities and Communities – Application**

Staff report dated January 22, 2019 recommending that the City of Maple Ridge apply for membership to the WHO Global Network for Age-friendly Cities and Communities.

It was moved and seconded

That the staff report dated January 22, 2019 titled “WHO Global Network for Age-Friendly Cities and Communities - Application” be forwarded to the Council Meeting of January 29, 2019.

CARRIED

1152 **Maple Ridge Sport and Physical Activity Strategy Implementation Plan**

Staff report dated January 22, 2019 recommending that the Maple Ridge Sport and Physical Activity Strategy Implementation Plan be endorsed.

It was moved and seconded

That the staff report dated January 22, 2019 titled “Maple Ridge Sport and Physical Activity Strategy Implementation Plan” be forwarded to the Council Meeting of January 29, 2019.

CARRIED

1153 Fundamentals Childcare Centre Lease

Staff report dated January 22, 2019 recommending that the Corporate Officer be authorized to execute the lease agreement attached to the January 22, 2019 report titled "Fundamentals Child Care Centre Lease" for a five-year term ending on September 1, 2023, including an option to renew for an additional term of three years.

It was moved and seconded

That the staff report dated January 22, 2019 titled "Fundamentals Childcare Centre Lease" be forwarded to the Council Meeting of January 29, 2019.

CARRIED

7. **ADMINISTRATION (including Fire and Police) – Nil**

8. **OTHER COMMITTEE ISSUES – Nil**

10. **ADJOURNMENT**

The Committee of the Whole meeting of January 22, 2019 was adjourned at 3:17p.m.

9. **COMMUNITY FORUM – Nil**

Councillor Gordy Robson, Acting Mayor
Presiding Member of the Committee